

**WILLIAMSBURG PLANNING COMMISSION  
MINUTES  
2005 COMPREHENSIVE PLAN WORK SESSION #27  
Monday, May 23, 2005**

A work session of the Williamsburg Planning Commission was held on Monday, May 23, 2005, at 3:00 p.m., in Conference Room 3A, Williamsburg Municipal Building, 401 Lafayette Street.

**ATTENDANCE AND CALL TO ORDER**

Present were Commissioners Young, Pons, Hertzler, Rose and Smith. Absent were Commissioners Friend and McBeth. Also present were Planning Director Nester and Zoning Administrator Murphy.

Mr. Young called the meeting to order at 3:05 p.m.

**OPEN FORUM**

Stewart Goddin, 715 Goodwin Street, made the following comments about the draft of Chapter 8:

- More discussion is needed on the number of unrelated individuals allowed to live in a dwelling unit.
- It should be clarified that B&Bs are to be limited to corridors, and not allowed to expand into neighborhoods.
- How do you protect against the atmosphere of neighborhoods being destroyed by higher density? There is no discussion about setbacks, height restrictions, etc.
- New development needs to be pedestrian friendly. The proposed Health Evaluation Center on North Henry Street will create a dead space, and is not in keeping with the character of the City.

Bill Dell, 322 Indian Springs Road, made the following comments:

- Congratulations to the Commission on the work done to date on the Comprehensive Plan.
- He is opposed to the Health Evaluation Center as outlined in the Gazette – it will be a further encroachment into the Center City.

**COMPREHENSIVE PLAN**

Mr. Nester reviewed the draft of Chapter 8, Neighborhoods and Housing.

Mr. Pons suggested that the text for the Richmond Road area discuss the potential for returning a house to owner-occupancy.

Mr. Hertzler asked questions about B&Bs, and suggested adding more details, such as a requirement for owner occupancy. He also noted the importance of maintaining the infrastructure of older neighborhoods.

Mr. Rose suggested a reorganization of the chapter, outlining four or five broad issues up front: preservation of infrastructure, B&Bs, measured growth in neighborhoods, walkability/livability, housing trends, and maintaining the integrity of neighborhoods.

The mixed-use concept for the downtown area was discussed. Mr. Hertzler asked about more flexibility for the Barshis property at City Square.

Mr. Pons asked if the residential area across from Redoubt Park, owned by the Colonial Williamsburg Foundation, could be zoned something else that would enhance Redoubt Park.

Mr. Young noted that Quarterpath Road needs to be tied-in with the Transportation Chapter, and with the future plans for the improvement of Quarterpath Road. Mr. Nester said that changes may be needed depending on the final wording in the Transportation section of the Plan.

Mr. Young suggested that infrastructure needs be discussed for the Capitol Landing Road area (Haynes Drive/Forest Hills Drive) – sewer, biking/walking/etc.

Mr. Hertzler suggested that there be more discussion of pedestrian issues regarding the development of the Penniman Road area – this is within walking distance of the Historic Area and the downtown.

Mr. Young suggested a section on student housing in this chapter as well as in the “Institutions” chapter.

## **OPEN FORUM**

Phil Craig, 501 Richmond Road, thanked the Commission for the time spent on the B&B issue. He raised again the issue of owner occupancy and allowing the use of accessory buildings. Mr. Young said it would be appropriate to have more mention of these issues. Mr. Nester said that the B&B section could be expanded, but noted that many of the issues are more properly resolved in the Zoning Ordinance amendment process.

The meeting was adjourned at 4:00 p.m.

Jesse Young, Chairman  
Williamsburg Planning Commission